



Home away from home

The buy-to-let holiday property market is holding up well, despite political uncertainty, writes **Rory Ford**

THE strong Euro and increasing fuel costs have all helped the buy-to-let holiday home market in Scotland. Even a climate of financial uncertainty has proved somewhat beneficial, with many investors opting to buy second homes as nest-eggs rather than entrust their money to the banks.

That may change. Alistair Darling's 2009 budget scrapped the tax advantages for buy-to-let holiday properties from 6 April this year. They were meant to be treated by the taxman as investment assets in the same way as residential buy-to-let properties, but the general election – and its outcome – may well mean that the change in holiday home tax relief never makes it to Statute after all.

Opposition from Shadow Chancellor George Osborne – among others – has forced the government to retract the change, at least until

after the general election.

While many potential customers interested in a second holiday home may well understandably be adopting a "wait and see" attitude given the circumstances, there's never any harm in looking.

Holiday homes in Scotland range from the tumbledown Highland cottage to the Scandinavian styled "lodge packs" often close to golfing and fishing destinations which range from basic to bespoke. Check our justlodges.com for the full range available.

If you're looking for something less rustic, the five-star Mains of Taymouth estate at Kenmore in Perthshire represents the high end of the market. Situated on the banks of Loch Tay, the popularity of this destination continues to grow, with many holidaymakers returning – often more than once – every year.

The estate's first phase of devel-



The holiday apartments on the Mains of Taymouth estate boast spacious rooms and their own terraces, above and below

opment of two-bedroom apartments, The Gallops, sold out last year and they're still pushing ahead with phase two buy-to-let apartments. Prices for a two-bedroom, fully furnished home start from £255,000 but estate owner George Menzies is keen to point out the income potential available through the estate's well-established holiday-letting business.

Certainly the location, a 120-acre private estate with its own golf course, could hardly be bettered. "Kenmore is one of Highland Perthshire's most picturesque villages," says Menzies. "We make the

very most of our setting with our own stables, shop/delicatessen and bar/restaurant." Many more activities are on the door step, making the estate an ideal base for many Highland pursuits.

The contemporary architecture of the two-bedroom apartments capitalises on the natural beauty of the location with wide expanses of glass maximising natural light and the view. All apartments have a private terrace and come with under-floor heating while the master bedrooms all have en-suite facilities.

The estate even takes the hassle out of letting the apartments – handling all the advertising and bookings, which often exceed 40 weeks per year. And they're currently offering buyers a guarantee of a 7 per cent annual return on their investment for two years.

■ For further information phone 01887-830 832 or visit www.mainsoftaymouth.co.uk

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